

MACOMB TOWNSHIP PLANNING COMMISSION  
MINUTES MEETING AND PUBLIC HEARING  
HELD TUESDAY, FEBRUARY 1<sup>st</sup>, 2005

LOCATION:           MACOMB TOWNSHIP MEETING CHAMBERS  
                      54111 BROUGHTON ROAD  
                      MACOMB, MICHIGAN 48042

PRESENT:           EDWARD GALLAGHER, CHAIRMAN  
                      DEAN AUSILIO, VICE-CHAIRMAN  
                      MICHAEL D. KOEHS, SECRETARY  
MEMBERS:   JOA PENZIEN  
                      ARNOLD THOEL  
                      DEBORAH ZOLNOSKI

ABSENT:           CHARLES OLIVER

ALSO PRESENT:   Larry Dloski, Township Attorney  
                      Jerome R. Schmeiser, Community Planning Consultant  
                      (Additional attendance on file with Clerk)

Call Meeting to Order.

Chairman GALLAGHER called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE.

1.       Roll Call.

Clerk KOEHS called the roll. Member OLIVER absent.

2.       Approval of Agenda Items. (*With any corrections*)

**MOTION by PENZIEN seconded by THOEL to approve the agenda as submitted.**

**MOTION carried.**

3.       Approval of the previous Meeting Minutes of January 18<sup>th</sup>, 2005

Revised meeting minutes were distributed to the members of the Board for review.

**MOTION by AUSILIO seconded by ZOLNOSKI to approve the revised Meeting Minutes of January 18<sup>th</sup>, 2005 as submitted.**

**MOTION carried.**

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4. **CONSENT AGENDA ITEM:**

a. **Approve Extension of Time; Site Plan; Regency Commerce Center-  
Unit 27; (Extend from March 6, 2005 to March 6, 2006);**

Located on the northeast and northwest corners of Leone Drive and Regency Center Drive; Antonio Cavaliere, Petitioner. Permanent Parcel No. 08-17-344-027.

b. **Recommend Approval; Extension of Time; Tentative Preliminary  
Plat; Quadrate Corporate Park Subdivision; (Extend from January  
29, 2005 to January 29, 2006);** Located on the north side of 23 Mile Road and approximately 2,600 feet east of Hayes Road; James D'Agostini, Petitioner. Permanent Parcel No. 08-18-400-015

**MOTION by AUSILIO seconded by PENZIEN to approve the consent agenda items as submitted.**

**MOTION carried.**

**PUBLIC HEARING:**

5. Public Hearing on Proposed Zoning Amendment for Splits on Existing Private Roads

The public hearing was opened at 7:02 p.m.

Larry Dloski, Township Attorney, reviewed the proposal.

Public Portion: Ken DeCeuninck, Township resident, discussed the proposed amendment supporting splits on existing private roads.

**MOTION by AUSILIO seconded by KOEHS to forward the recommendation to the Township Board of Trustees to adopt the proposed amendment to the Macomb Township Zoning Ordinance Section 10.0335 regarding existing private roads as described by Larry Dloski, Township Attorney allowing property splits along private roads. And that the information as provided by the Township Attorney be submitted for the record.**

**MOTION carried.**

**AGENDA ITEMS:**

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6. **Rezoning; Agricultural (AG) to Residential One Family Urban (R-1);**  
Located on the west side of Card Road, approximately 1,777.89 feet south of 24 Mile Road; Lorenzo Garrisi, Petitioner. Permanent Parcel No. 08-15-200-006.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Craig Duckwitz

Public Portion: None

**MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); specifically finding that the proposed rezoning is consistent with the goals of the Master Plan. Permanent Parcel No. 08-15-200-006. It should be noted that during the discussion of this item, the Planning Commission recognized the location of the subject property to the existing, closed landfill Section 15. The close proximity to the landfill may become an issue during the development of a residential subdivision. This issue may also be discussed during the Township Board of Trustees' public hearing scheduled for February 23, 2005. This motion is based on the Planning Consultants recommendations as follows:**

**It is recommended that the rezoning of the property be approved for the following reasons:**

1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

**MOTION carried.**

7. **Rezoning; Commercial General Highway (C-4) to Commercial Shopping Center (C-3);** Located on the southwest corner of 26 Mile Road and Romeo Plank Road; Sapienza-Pirrone Development Co. & Pirrone Investment Co., LLC, Petitioners. Permanent Parcel No. 08-06-200-037 (part of).

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for denial.

Petitioner Present: Thomas Brennan and Joseph Pirrone

Public Portion: None

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**MOTION by AUSILIO seconded by THOEL to forward the recommendation to the Township Board of Trustees to deny the request to rezone the property from Commercial General Highway (C-4) to Commercial Shopping Center (C-3) pursuant to the Planning Consultants recommendations. Permanent Parcel No. 08-06-200-037 (part of). This motion is based on the Planning Consultants recommendations as follows:**

**It is recommended that the rezoning of the property be denied. The zoning ordinance provides that newly created C-3 parcels must contain a minimum of 5 acres and a minimum of 300' frontage on a major road.**

**Although the Consultant recognizes that the property is master planned for commercial purposes, it cannot be recommended since the standards of the C-3 commercial zone cannot be met. It is further recognized that it is the intention of the petitioner to combine this parcel with a C-3 parcel to the south. Once the assurances are given that the property will be combined, then it could be recommended that the land be rezoned as requested.**

**The Consultant suggests that the next step in the approval process is to forward the matter to the Township Board and for the Planning Commission to vote to receive and file all correspondences in connection with this item.**

**MOTION carried.**

**PLANNING CONSULTANTS COMMENTS:** None

**PLANNING COMMISSION COMMENTS:** None

8. Motion to receive and file all correspondence in connection with this agenda.

**MOTION by PENZIEN seconded by AUSILIO to receive and file all correspondence in connection with this agenda.**

**MOTION carried.**

**ADJOURNMENT:**

**MOTION by KOEHS seconded by THOEL to adjourn this meeting at 7:27 p.m.**

**MOTION carried.**

Respectfully submitted,

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Edward Gallagher, Chairman

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Michael D. Koehs, CMC  
Macomb Township Clerk  
MDK/gmb